



**Development Site, Land North East of South View,
Wormerlaw, Eccles, Kelso, TD5 7QW**

Set within the tranquil rural surroundings of Wormerlaw Farm, this attractive serviced plot offers an exceptional opportunity to create a bespoke home in the heart of the Scottish Borders. The site enjoys a peaceful countryside outlook, bordered by mature hedging and neighbouring quality homes, while remaining conveniently close to Kelso and the surrounding villages.

Full planning approval (ref24/00142/AMC) has been granted for the erection of a detached dwellinghouse designed by FlemingHomes, with a natural slate roof, rendered elevations and Sidey wood effect windows - combining timeless rural architecture with modern efficiency. The approved plans include a generous open plan kitchen and dining space, separate utility, study, four bedrooms (two ensuite), and landscaped garden with private parking for two vehicles.

The plot extends to approximately 0.1 hectares (1,002sqm) and benefits from an approved drainage layout connecting to an existing septic tank system, sustainable surface water arrangements, and provision for an EV charging point.

This is a rare opportunity to secure a fully approved building plot in a picturesque Borders setting - ideal for those seeking a peaceful lifestyle with excellent access to Kelso, Duns and the wider region.

Viewings:

Strictly by appointment with the selling agent. Please call Cullen Kilshaw Kelso on 01573 400399 to arrange your appointment.

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Planning Reference:

The plot benefits from full planning approval for one residential dwelling, granted under planning reference 24/00142/AMC. Interested parties can review the full decision notice, associated documents and site plans by searching this reference on the Scottish Borders Council planning portal.



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.